



Meeting Minutes

Affordable Housing Advisory Committee (AHAC)

3:00 PM, Wednesday, December 8, 2021

Staff Liaisons: Lynne McConnell, Racheal Baker, Amy Fraley and Deena Cook

Roll Call:

Cindy King, Keith Wooden, Kathy Austin, Mandy Dalrymple, Matt Martino, Ian Schmidt, Alison Hohengarten, Joanna Gardner, Heather Simmons

Councilors Campbell & Schenkelberg

- **Public Comment**

Miriam Miller, a community member, phoned in to the meeting to voice concern over the increasing housing costs and the homeless situation.

- **Approval of November minutes**

Clarification to minutes from Heather Simmons - Budget Committee recommended hiring a City Planner not Heather Simmons

Approved with Clarification: Alison Hohengarten, Kathy Austin, Ian Schmidt, Matt Martino, Mandy Dalrymple, Heather Simmons, Cindy King.

Abstained: Joanne Gardner and Keith Wooden abstained due to the fact they were not in attendance at the last meeting.

- **Affordable Housing Development Proposals**

Applicants applying for funding will give 5-minute presentations followed by 10 minutes for questions.

Chairperson King inquired with AHAC members as to potential conflicts of interest with regard to presentations and development proposals.

Keith Wooden declared a conflict of interest with the Kôr Community Land Trust proposal because of his involvement in financing this project and with Housing Impact, LLC as he is an employee of Housing Works. His employment is not conditional depending on how he votes as an AHAC committee member.

Alison Hohengarten declared a potential conflict of interest because her firm works with Kôr Community Land Trust. Her employment is not conditional depending on how she votes as an AHAC Committee member.

Heather Simmons declared a potential conflict of interest with Housing Impact, LLC as she serves on Neighbor Impact's Board of Directors as a volunteer board member. Her service is not conditional depending on how she votes as an AHAC Committee member.

Matt Martino declared a potential conflict of interest should any of the potential homebuyers from Kôr choose to use him for lending services. His employment and salary are not conditional depending on how he votes as an AHAC Committee member.

Mandy Dalrymple declared a potential conflict of interest as she works for G5, which wrote a community support letter for the 27th and Ferguson proposal.

1) Kôr Community Land Trust - Poplar Street Pre-Development and Infrastructure

Jackie Keogh, Executive Director, Kôr Community Land Trust, presented to AHAC members. Keogh explained that Kôr Community Land Trust is a current recipient of CDBG (Community Development Block Grant) funds for land acquisition. They are now requesting funds for predevelopment site improvement infrastructure. ARPA (American Rescue Plan Act) funds are not linked to this proposal.

2) Kôr Community Land Trust - Down Payment Assistance for Crescita Homebuyers

Jackie Keogh, Executive Director, Kôr Community Land Trust, presented to AHAC members. Keogh explained that construction for Crescita is set to begin in 2022. Kôr Community Land Trust is requesting \$75,000 in down payment assistance for Crescita homeowners. Under the City of Bend Policy on Loans and Grants, the financially eligible home purchaser would enter into a silent, non-amortizing loan for the first 30 years, which becomes fully amortized at 5% for a term of 10 years in year 31.

3) 620 Florida Avenue - Affordable Housing

Justin Orton was not in attendance at the meeting.

4) Bend-Redmond Habitat for Humanity - Watercress Townhomes Down Payment Assistance

Melissa Kamanya and Juline Bodnar, Director of Grants Management and Chief Financial Officer, Habitat for Humanity, presented to AHAC committee members. Kamanya explained that Habitat for Humanity is requesting \$200,000 in for down payment assistance for 8 families in the Watercress Townhomes project.

5) Housing Impact LLC - Cleveland Commons

David Brandt, Executive Director at Housing Works, and Colleen Thomas, Homeless Services Coordinator at Deschutes County Behavioral Health, presented to AHAC members. Housing Impact, LLC is partnership between Neighbor Impact and Housing Works. Housing Impact LLC is requesting \$700,000 from The City of Bend in Affordable Housing Funds for construction. Cleveland Commons is intended to serve the PSH (Permanent Supportive Housing) population which supports the chronically homeless and the most vulnerable members of the community.

6) Related Northwest - 27th & Ferguson

Stef Kondor, Vice President of Development for Related Northwest, presented to AHAC members. Related Northwest, a national affordable housing developer, is actively building affordable housing in the Portland Metro area. Related Northwest is requesting \$1,000,000 from The City of Bend in Affordable Housing Funds for construction in Bend and the greater Deschutes County.

• **Staff Report**

- Deadline for AHAC member scores - need to be submitted into the Neighborly portal by Tuesday, January 4, 2022. Please submit both Affordable Housing Development Scores and Public Services scores to possibly make funding decisions for all proposals and avoid needing to meet again on Wednesday, January 26, 2022. Be sure to save the date for a possible meeting on Wednesday, January 26th, if additional time is needed to deliberate on funding decisions.

- Transportation Bond Oversight Committee made recommendations to City Council's work session for project priority. If you have any interest in writing to City Council on behalf of AHAC, you can reach out to Racheal or Lynne.
- Regarding Stevens Road and Stevens Ranch road connectivity - Affordable Housing staff will send out communications soon about next steps regarding road connectivity and the UGB (Urban Growth Boundary).
- On Monday, December 13, there is a work session at Planning Commission about the TSP in Juniper Ridge CCRs (Covenants, Conditions and Restrictions) in industrial lot developments. AHAC members are welcome to attend.
- January 19, 2022 Regular Quarterly Committee City Council "check-in" – designed to check-in on goals.
- Amy Fraley, Affordable Housing Coordinator, provided a Navigation Center update. November 19, 2021 The City of Bend released an RFP (Request for Proposal) to develop and operate a low barrier emergency center that would be open seven days per week.

- **Adjourn Meeting**

To watch the live recording of this meeting, please visit <https://www.youtube.com/watch?v=7qRIM52wDkY&t=7s>